

		AGENDA ITEM NO.																																								
<p align="center">Report Cover Sheet</p>																																										
Name of Meeting:		EXECUTIVE																																								
Date of Meeting:		23rd July 2007																																								
Report Title:		Supplementary Planning Document on Affordable Housing and Mixed Communities																																								
Summary of report:		This report seeks approval for the Council to consult on a draft Supplementary Planning Document on affordable housing.																																								
For Further Information Please Contact (report author):		Sally Jones, Senior Planner, Planning & Engineering																																								
Would the recommended decision be contrary to the Policy Framework:		No																																								
Would the recommended decision be contrary to the Budgetary framework:		No																																								
Wards of the District directly affected by this decision:		All																																								
Key Decision?		Yes																																								
Included within the Forward Plan?		Yes (ref. no. 7)																																								
Is the report Private & Confidential		No																																								
Background Papers:		None																																								
<p>Consultation Undertaken</p> <p>Below is a table of the Council's regular consultees. However not all have to be consulted on every matter and if there was no obligation to consult with a specific consultee they will be marked as n/a.</p>																																										
<table border="1"> <thead> <tr> <th>Consultees</th> <th>Yes/ No</th> <th>Who</th> </tr> </thead> <tbody> <tr> <td>Other Committees</td> <td>No</td> <td></td> </tr> <tr> <td>Ward Councillors</td> <td>No</td> <td></td> </tr> <tr> <td>Portfolio Holders</td> <td>Yes</td> <td>Cllr. John Hammon/ Cllr. Michael Doody</td> </tr> <tr> <td>Other Councillors</td> <td></td> <td>N/A</td> </tr> <tr> <td>Warwick District Council recognised Trades Unions</td> <td></td> <td>N/A</td> </tr> <tr> <td>Other Warwick District Council Service Areas</td> <td></td> <td>Housing Strategy</td> </tr> <tr> <td>Project partners</td> <td></td> <td>N/A</td> </tr> <tr> <td>Parish/Town Council</td> <td></td> <td>N/A</td> </tr> <tr> <td>Highways Authority</td> <td></td> <td>N/A</td> </tr> <tr> <td>Residents</td> <td></td> <td>N/A</td> </tr> <tr> <td>Citizens Panel</td> <td></td> <td>N/A</td> </tr> <tr> <td>Other consultees</td> <td></td> <td>Joint Commissioning Partners</td> </tr> </tbody> </table>				Consultees	Yes/ No	Who	Other Committees	No		Ward Councillors	No		Portfolio Holders	Yes	Cllr. John Hammon/ Cllr. Michael Doody	Other Councillors		N/A	Warwick District Council recognised Trades Unions		N/A	Other Warwick District Council Service Areas		Housing Strategy	Project partners		N/A	Parish/Town Council		N/A	Highways Authority		N/A	Residents		N/A	Citizens Panel		N/A	Other consultees		Joint Commissioning Partners
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Officer Approval

With regard to officer approval all reports must be approved by the report author's relevant director, Finance Services and Legal Services.

Officer Approval	Date	Name
Relevant Director(s)	26.6.07	Craig Anderson
Chief Executive	28.6.07	Chris Elliott
CMT	28.6.07	
Section 151 Officer	28.6.07	Mary Hawkins
Legal	26.6.07	Simon Best
Finance	26.6.07	Marcus Miskinis
Final Decision?		Yes
Suggested next steps (if not final decision please set out below)		

1. RECOMMENDATION(S)

- 1.1 That members approve the Draft Affordable Housing & Mixed Communities SPD and associated documents, attached as appendices A and B, as a basis for public participation.

2. REASON(S) FOR THE RECOMMENDATION(S)

- 2.1 The Council has committed itself to preparing a Supplementary Planning Document (SPD) on Affordable Housing in its current Local Development Scheme (LDS) which was approved by the Executive in December 2006. In accordance with the LDS, the draft SPD is to be produced by this month.
- 2.2 More information on the background to this report is set out in the section "background" below.

3. ALTERNATIVE OPTION(S) CONSIDERED

- 3.1 None. The Council is not required to produce an SPD on affordable housing, however it has publicly committed to do so, both in the current LDS, and in the Warwick District Local Plan (1996 – 2011).

4. BUDGETARY FRAMEWORK

- 4.1 There are no budgetary implications for preparing this SPD which will be prepared using existing resources

5. POLICY FRAMEWORK

- 5.1 Maximising opportunities to provide for more affordable housing in Warwick District is a longstanding corporate priority of the Council. This SPD derives from the affordable housing policies in the Warwick District Local Plan which were endorsed by the Inspector following a public inquiry in 2006. (There is an item on the Local Plan elsewhere in this agenda.)

BACKGROUND

1. Introduction

- 1.1 This Supplementary Planning Document (SPD) is one of five which is identified in the Council's current Local Development Scheme. Its purpose is to provide further planning guidance for the provision of affordable housing across the district.
- 1.2 Supplementary Planning Documents (SPDs) are intended to expand upon policy or provide further details to policies in Development Plan Documents but do not have development plan status. They must be informed by extensive community involvement and sustainability appraisal but are not subject to independent examination. This SPD expands upon the policies SC1 (securing a greater choice of housing), SC9 (affordable housing) and RAP5 (providing rural affordable housing) in the Revised Deposit Version of the Local Plan which was approved by Council on 16th May 2005. These policies were all supported by the Inspector following last years public inquiry into the Local Plan and, elsewhere on this agenda, the Executive is being asked to recommend to Full Council that the Council adopts the Local Plan.
- 1.3 In accordance with government regulations relating to the preparation of Supplementary Planning Documents, the following appendices are attached to this report:

Appendix A The Draft Supplementary Planning Document: Affordable Housing

Appendix B Supporting Documents:

- Statement of SPD Matters and Document Availability
- Statement of Consultation
- Supporting Policy Documents
- Draft Sustainability Appraisal: Non-Technical Summary

2. Why produce an SPD?

- 2.1 The policies in the Local Plan provide a strong basis upon which Warwick District Council can seek a contribution from developers towards affordable housing in appropriate instances. Significantly, the Local Plan allows the Council to seek a contribution of 40% affordable housing on all housing schemes of greater than 10 dwellings (or 0.25 hectares) in urban areas and 3 dwellings in rural areas.
- 2.2 Providing affordable housing is a complex matter and it is important that if the Council wishes to maximise its opportunities to deliver affordable housing in the district that it provides adequate and clear guidance to developers. Although the policies in the Local Plan are detailed, there are a number of detailed points that cannot be adequately addressed in a planning policy document such as the Local Plan. The role of SPDs is to provide this detailed guidance.
- 2.3 This SPD therefore provides guidance on a range of important matters that will help developers, affordable housing providers (including Housing Associations) and the Council to ensure that affordable housing is provided which best meets local needs. Issues addressed by the SPD include the following:-
 - site suitability and viability

- situations where developers contributions would be appropriate
- ensuring that the tenure, size and type of affordable housing meets local needs
- the use of legal agreements
- specific guidance on providing “rural exceptions” sites for affordable housing
- achieving a mix of housing in private development schemes.

2.4 This SPD is separate from, but sits alongside, the “Developers Guidance” on affordable housing that has been in existence since 2004. This document helps developers to understand what constitutes affordable housing and how they can calculate the cost on any contributions they will be asked to make.

3. Preparing the Draft SPD

3.1 Work has been underway on the draft SPD since January of this year. A number of pieces of work have underpinned the development of the policy in the draft SPD that is presented today.

3.2 Sustainability Appraisal

3.2.1 In accordance with regulations, a full Sustainability Appraisal has been prepared. The purpose of the Sustainability Appraisal is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of various planning documents including SPDs.

3.2.2 As part of the preparation of this Sustainability Appraisal, a Scoping Report was prepared in November of last year, and this was subjected to a limited public consultation. The full draft Sustainability Appraisal Report (the non technical summary of which is included in appendix B) is available on the Council’s website at <http://www.warwickdc.gov.uk/WDC/Environment+and+planning/Planning/Parking+Standards+in+New+Development.htm>.

3.3 Public participation

3.3.1 Public participation is an important element of the production of an SPD. It is a requirement that the Council consults on its draft SPD. Council are also advised to ensure that community involvement takes place during its preparation. The Council has done this in several ways during the preparation of this SPD.

- i) It held a workshop session on 7th February to consider some of the possible approaches that the draft SPD could take. This was with a range of bodies including developers, Registered Social Landlords (Housing Associations), housebuilders and others. Approximately 20 organisations were represented.
- ii) Ongoing consultation was undertaken with the Council’s Joint Commissioning Partner Registered Social Landlords.

3.3.2 Although the Planning & Engineering department has taken the lead in producing this SPD, there has been a significant contribution from the Housing Strategy Team and in particular the Housing Development Officer.

3.4 An assessment of other available information.

3.4.1 We have made use of a wide range of other relevant information in considering both the scope of the SPD and its policies. This has included:-

- reviewing SPDs produced by other local authorities (including some within the Coventry/Solihull/Warwickshire sub region);
- reviewing available data including from recent Housing Needs Assessments;
- discussions with the Warwickshire Rural Housing Enabler; and
- examining best practice documents produced at regional and national level

4. **What happens next?**

4.1 Subject to the approval by Executive, it is proposed to:-

- publish this Draft SPD for formal public participation; and
- invite representations from interested bodies.

4.2 All consultation will be undertaken in accordance with the Council's emerging **Statement of Community Involvement (SCI)**. (There is also a report on this document elsewhere in the agenda for this meeting). In accordance with the SCI, the Council will:-

- write to everybody who attended the "pre-consultation workshop" on 7th February (see above) together with all relevant consultees and others who have asked to be consulted on this SPD.
- Send out an "email alert" to all subscribers.
- Place a copy of the SPD and all other papers on our website.
- Prepare a comments form for all people to comment on the draft SPD
- Prepare a legal notice as required by law and a press release.

4.3 The consultation on the draft SPD will last for six weeks in accordance with the SCI. Because the Council does not wish to consult over the summer holiday period, this consultation will commence at the end of August and run until early October. Following the consultation, representations will be analysed and changes will be made to the Draft SPD as appropriate. A final version of the SPD will be presented to the Executive at its December meeting along with a report summarising the main issues raised and highlighting any changes. It will then be the Council's intention to formally adopt the policy as a Supplementary Planning Document.

5. **Further information**

5.1 For more information on the review of the local plan please contact Sally Jones on 01926 456330 (email sally.jones@warwickdc.gov.uk).

John Archer
Head of Planning & Engineering